



**Melrose Way, Chorley**

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom dormer bungalow located on a highly sought-after street in Chorley, ideal for someone seeking one-level accommodation. Situated close to local schools and supermarkets, and just a 5-minute drive to Chorley Train Station with easy access to the M6 and M65 motorways, this home offers both convenience and comfort. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

As you step into the property, you are greeted by a generous porch leading into the lounge/diner. This space is sufficient in size to comfortably accommodate a large sofa set and a four-person family dining table. The open staircase adds a touch of elegance, leading you to the upper floor, while the hall grants access to all other ground floor rooms.

The kitchen, located off the hall, offers ample wall and base units, along with room for freestanding appliances. There is room here for an additional small dining table or breakfast bar if desired. Additionally, there are two spacious double bedrooms, with bedroom two benefiting from sliding door access to the rear garden. Completing the ground floor is a three-piece family bathroom with a bath.

Moving to the first floor, you'll find the master bedroom, a spacious double featuring a three-piece ensuite with a standalone shower and a good-sized integrated storage cupboard.

Moving outside, the property boasts a good-sized tiered garden, paved throughout and not overlooked by neighbouring properties. The drive extends down the side of the home, providing space for two cars at the front, with the possibility of converting the easy-to-maintain front garden into additional off-road parking spaces if desired. Furthermore, there is a single detached garage nestled within the garden.

In need of some modernisation throughout, this charming bungalow offers a wonderful opportunity to create your dream home in a desirable location.



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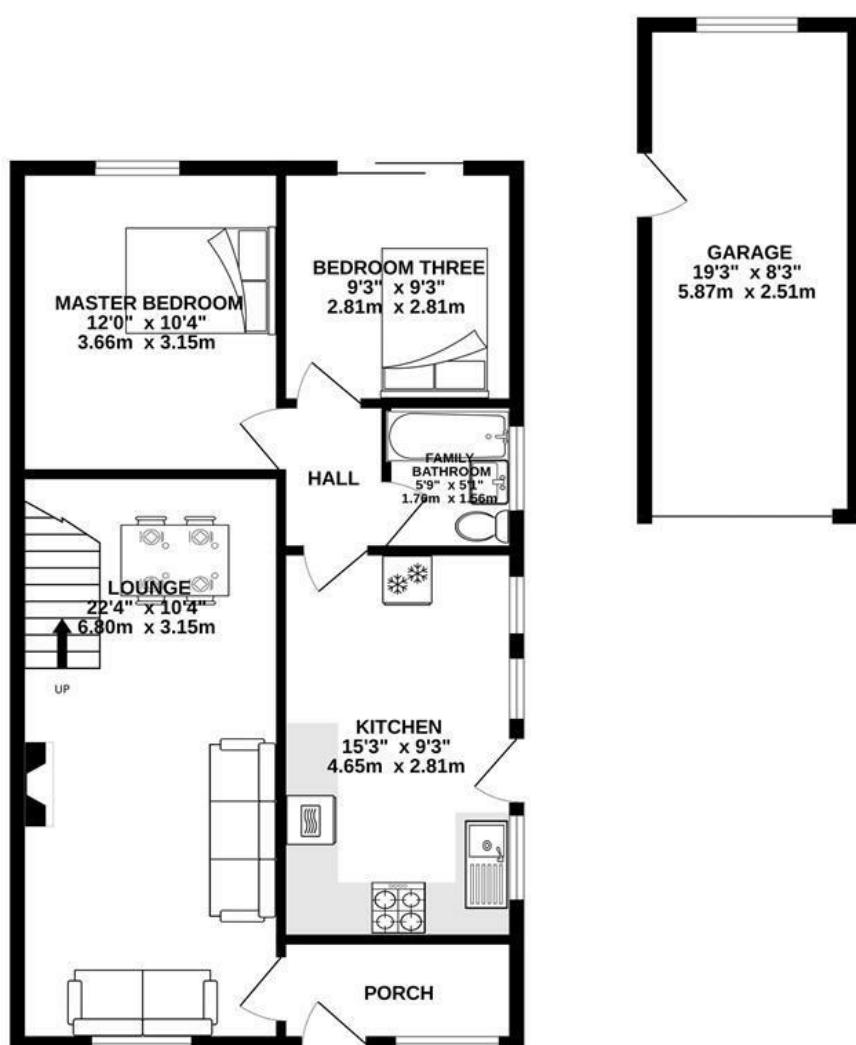




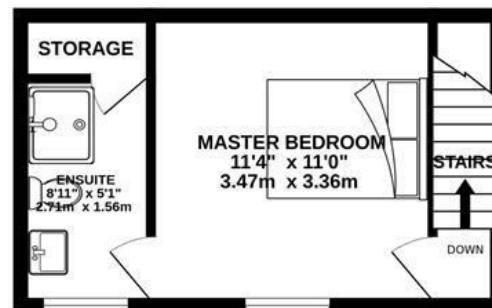


# BEN ROSE

GROUND FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

